

016.0

0004

0018.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
875,400 / 875,400  
875,400 / 875,400  
875,400 / 875,400

## PROPERTY LOCATION

| No     | Alt No | Direction/Street/City |
|--------|--------|-----------------------|
| 15-15A |        | MOTT ST, ARLINGTON    |

| OWNERSHIP                             | Unit #: |
|---------------------------------------|---------|
| Owner 1: WALSH WILLIAM J JR/TRUSTEE   |         |
| Owner 2: WILLIAM J WALSH JR REV TRUST |         |
| Owner 3:                              |         |

|                          |  |
|--------------------------|--|
| Street 1: 15 MOTT STREET |  |
| Street 2:                |  |

|                    |        |
|--------------------|--------|
| Twn/Cty: ARLINGTON |        |
| St/Prov: MA        | Cntry: |
| Postal: 02474      | Type:  |

| PREVIOUS OWNER                          |
|---|
| Owner 1: WALSH WILLIAM J JR/TRUSTEE -   |
| Owner 2: WILLIAM J WALSH JR REV TRUST - |
| Street 1: 15 MOTT STREET                |
| Twn/Cty: ARLINGTON                      |
| St/Prov: MA                             |
| Postal: 02474                           |

|  |
|--|
| NARRATIVE DESCRIPTION  |
| This parcel contains 6,030 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1940, having primarily Vinyl Exterior and 1848 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrrms. |

| OTHER ASSESSMENTS               |
|---------------------------------|
| Code Descrip/No Amount Com. Int |

| PROPERTY FACTORS |      |             |     |         |      |             |
|------------------|------|-------------|-----|---------|------|-------------|
| Item             | Code | Description | %   | Item    | Code | Description |
| Z                | R2   | TWO FAMIL   | 100 | water   |      |             |
| o                |      |             |     | Sewer   |      |             |
| n                |      |             |     | Electri |      |             |
| Census:          |      |             |     | Exempt  |      |             |
| Flood Haz:       |      |             |     |         |      |             |
| D                |      |             |     | Topo    | 1    | Level       |
| s                |      |             |     | Street  |      |             |
| t                |      |             |     | Gas:    |      |             |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 104      | Two Family  |          | 6030        |                    | Sq. Ft.   | Site      |           | 0          | 80.        | 1.00 | 1     |             |           |        |   |        |   |        |   | 480,721         |           |   |           |        |      | 480,700   |       |

## IN PROCESS APPRAISAL SUMMARY

| Legal Description |                 |         |                                |         |                |                  | User Acct |
|-------------------|-----------------|---------|--------------------------------|---------|----------------|------------------|-----------|
| 104               | 6030.000        | 394,700 |                                | 480,700 | 875,400        |                  | 11668     |
| Total Card        | 0.138           | 394,700 |                                | 480,700 | 875,400        | Entered Lot Size | GIS Ref   |
| Total Parcel      | 0.138           | 394,700 |                                | 480,700 | 875,400        | Total Land:      | GIS Ref   |
| Source:           | Market Adj Cost |         | Total Value per SQ unit /Card: | 473.70  | /Parcel: 473.7 | Land Unit Type:  | Insp Date |

Total Card / Total Parcel  
875,400 / 875,400  
875,400 / 875,400  
875,400 / 875,400

Patriot Properties Inc.

!1413!

## USER DEFINED

|                    |                   |
|--------------------|-------------------|
| Prior Id # 1:      | 11668             |
| Prior Id # 2:      |                   |
| Prior Id # 3:      |                   |
| Prior Id # 1:      |                   |
| Prior Id # 2:      |                   |
| Prior Id # 3:      |                   |
| PRINT Date Time    | 12/10/20 17:01:10 |
| LAST REV Date Time | 04/05/19 13:05:04 |
| ASR Map:           |                   |
| Fact Dist:         |                   |
| Reval Dist:        |                   |
| Year:              |                   |
| LandReason:        |                   |
| BldReason:         |                   |
| CivilDistrict:     |                   |
| Ratio:             |                   |

## PREVIOUS ASSESSMENT

| Parcel ID 016.0-0004-0018.0 |     |     |            |           |           |            |             |               |                          |
|-----------------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|--------------------------|
| Tax Yr                      | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes Date               |
| 2020                        | 104 | FV  | 394,700    | 0         | 6,030.    | 480,700    | 875,400     | 875,400       | Year End Roll 12/18/2019 |
| 2019                        | 104 | FV  | 310,300    | 0         | 6,030.    | 510,800    | 821,100     | 821,100       | Year End Roll 1/3/2019   |
| 2018                        | 104 | FV  | 310,300    | 0         | 6,030.    | 372,600    | 682,900     | 682,900       | Year End Roll 12/20/2017 |
| 2017                        | 104 | FV  | 291,300    | 0         | 6,030.    | 324,500    | 615,800     | 615,800       | Year End Roll 1/3/2017   |
| 2016                        | 104 | FV  | 291,300    | 0         | 6,030.    | 276,400    | 567,700     | 567,700       | Year End 1/4/2016        |
| 2015                        | 104 | FV  | 259,900    | 0         | 6,030.    | 270,400    | 530,300     | 530,300       | Year End Roll 12/11/2014 |
| 2014                        | 104 | FV  | 259,900    | 0         | 6,030.    | 222,300    | 482,200     | 482,200       | Year End Roll 12/16/2013 |
| 2013                        | 104 | FV  | 270,300    | 0         | 6,030.    | 211,500    | 481,800     | 481,800       | 12/13/2012               |

## SALES INFORMATION

| TAX DISTRICT    |           |           |           |             |  |            |    |     |       | PAT ACCT.                |  |  |  |
|-----------------|-----------|-----------|-----------|-------------|--|------------|----|-----|-------|--------------------------|--|--|--|
| Grantor         | Legal Ref | Type      | Date      | Sale Code   |  | Sale Price | V  | Tst | Verif | Notes                    |  |  |  |
| WALSH WILLIAM J |           | 1499-42   | 11/1/2016 | Convenience |  |            | 1  | No  | No    | Both ways bk 68327 pg 52 |  |  |  |
|                 |           | 11975-257 | 4/1/1971  |             |  | 29,500     | No | No  | N     |                          |  |  |  |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descr | Comment |
|------|--------|---------|--------|-----|------------|----------|----------|---------|
|      |        |         |        |     |            |          |          |         |

## ACTIVITY INFORMATION

| Date      | Result       | By  | Name      |
|-----------|--------------|-----|-----------|
| 7/25/2018 | MEAS&NOTICE  | PH  | Patrick H |
| 5/8/2009  | Meas/Inspect | 372 | PATRIOT   |
| 9/30/1999 | Mailer Sent  |     |           |
| 9/30/1999 | Measured     | 267 | PATRIOT   |
| 10/1/1981 |              | MS  |           |

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

